017.0	0001	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	646,500 / 646,500
					USE VALUE:	646,500 / 646,500
					ASSESSED:	646,500 / 646,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
190		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CLEARY TIMOTHY R
Owner 2:	
Owner 3:	
Street 1:	190 LAKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DE CROSTA GERTRUDE E/ ESTATE -
Owner 2:	TRS/DECROSTA FAMILY TRUST -
Street 1:	190 LAKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,551 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1600 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4551.000	245,200	600	400,700	646,500
Total Card	0.104	245,200	600	400,700	646,500
Total Parcel	0.104	245,200	600	400,700	646,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 404.06 | /Parcel: 404.0

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 12033

GIS Ref

GIS Ref

Insp Date 04/12/18

PREVIOUS ASSESSMENT

Parcel ID 017.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	245,300	600	4,551.	400,700	646,600	646,600	Year End Roll	12/18/2019
2019	101	FV	211,300	600	4,551.	425,700	637,600	637,600	Year End Roll	1/3/2019
2018	101	FV	211,300	600	4,551.	310,500	522,400	522,400	Year End Roll	12/20/2017
2017	101	FV	211,300	600	4,551.	270,500	482,400	482,400	Year End Roll	1/3/2017
2016	101	FV	211,300	600	4,551.	230,400	442,300	442,300	Year End	1/4/2016
2015	101	FV	206,100	700	4,551.	225,400	432,200	432,200	Year End Roll	12/11/2014
2014	101	FV	206,100	700	4,551.	185,300	392,100	392,100	Year End Roll	12/16/2013
2013	101	FV	206,100	700	4,551.	176,300	383,100	383,100		12/13/2012

!1450!

PRINT

Date	Time
12/10/20	17:02:28

LAST REV

Date	Time
05/17/18	09:44:02

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1450

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DE CROSTA GERTR	59729-128		8/10/2012	Estate/Div	412,500	No	No		
DE CROSTA GERTR	51182-344		5/16/2008	Family	1	No	No		
	8687-127		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	12033
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/14/2012	1023	Manual	16,000	C				GUT INSULATE 3BEDR

ACTIVITY INFORMATION

Date	Result	By	Name
4/12/2018	MEAS&NOTICE	BS	Barbara S
1/31/2009	Meas/Inspect	372	PATRIOT
10/25/1999	Inspected	267	PATRIOT
9/29/1999	Measured	267	PATRIOT
8/23/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4551		Sq. Ft.	Site		0	80.	1.10	1			Med. Tr	-10					400,700						400,700	

Total AC/HA: 0.10448 | Total SF/SM: 4551 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 400,700 | Spl Credit | Total: 400,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	66500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	333099
Depreciation:	87938
Depreciated Total:	245161

COMMENTS

OF=EXTRA TOILET& BMT SINK.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 6 | BRs: 3 | Baths: 1 | HB

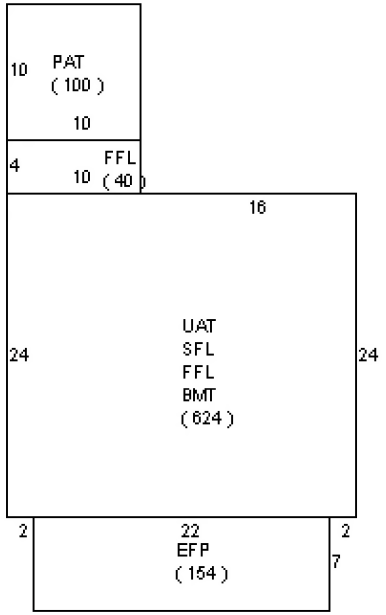
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	165.38
Special Features:	0	Val/Su Net:	105.60
Final Total:	245200	Val/Su SzAd	190.37

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	664	165.380	109,809
BMT	Basement	624	57.550	35,912
SFL	Second Floor	624	165.380	103,194
UAT	Upper Attic	156	66.150	10,319
EFP	Enclos Porch	154	44.010	6,777
PAT	Patio	100	5.880	588

Net Sketched Area: 2,322 | Total: 266,599

Size Ad 1288 | Gross Are 2790 | FinArea 1600

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 017.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	10X10	A	AV	1990	8.00	T	23.2	101			600			600

More: N | Total Yard Items: 600 | Total Special Featues: | Total: 600